



# **CITY COUNCIL AGENDA REPORT**

MEETING DATE: DECEMBER 6, 2011

ITEM NUMBER: **PH-1**

**SUBJECT:** REVIEW OF PLANNING APPLICATION PA-11-22:  
DESIGN REVIEW AND VARIANCE FROM MAXIMUM NUMBER OF STORIES AND  
BUILDING HEIGHT REQUIREMENTS FOR A NEW COMMUNITY BUILDING AT 2775  
MESA VERDE DRIVE EAST

**DATE:** NOVEMBER 23, 2011

**FROM:** PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

**PRESENTATION BY:** WENDY SHIH, ASSOCIATE PLANNER

**FOR FURTHER INFORMATION CONTACT:** WENDY SHIH (714) 754-5136  
WENDY.SHIH@COSTAMESACA.GOV

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## **BACKGROUND:**


This application was continued from the November 1, 2011, City Council meeting.

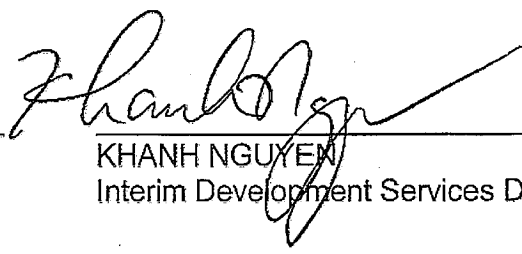
The application is for a new community building for the residents of Villa Venetia and Pine Brook Village apartments. The request includes the following:

1. **Variance** from maximum number of stories and building height requirements (two stories/27 feet allowed; three stories/44 feet proposed).
2. **Deviation from the Residential Design Guidelines** for second-to-first floor ratio (80 percent maximum recommended; 86 percent proposed).

## **RECOMMENDATION:**

Per the applicant's request (attached), grant a continuance of the application to the January 17, 2012, City Council meeting to allow the applicant additional time to evaluate the project.

  
WENDY SHIH  
Associate Planner

  
KHANH NGUYEN  
Interim Development Services Director

**DISTRIBUTION:** Chief Executive Officer  
Interim Assistant Chief Executive Officer  
City Attorney  
Public Services Director  
Transportation Services Manager

City Engineer  
City Clerk  
Staff (4)  
File (2)

Gary Polodna  
Peak West Development LLC.  
5347 South Valentia Way, Ste. 240  
Greenwood Village, CO 80111

UDR Villa Venetia Apartments LP  
1745 Shea Center Dr., Ste. 200  
Highlands Ranch, CO 80129

ATTACHMENTS: 1. Continuance Request dated November 22, 2011

Peak West Development, LLC

5347 South Valentia Way  
Suite 240  
Greenwood Village, CO 80111  
Phone 303.706.0410  
Fax 303.706.0482

November 22, 2011

Ms. Wendy Shih  
Associate Planner  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92626

RE: Villa Venetia Apartments Variance Request  
Planning Application #PA-11-22

Dear Ms. Shih:

As you know, Peak West Development requested a building height variance for a new Community Building with below grade parking to be constructed on the existing Villa Venetia Apartments property. That variance was approved with conditions by the Costa Mesa Planning Commission on October 10<sup>th</sup>, and was subsequently called up for appeal before the City Council at its November 1<sup>st</sup> meeting.

We respectfully request a continuance of this matter to the Council's January 17, 2011 meeting in order for us to complete our ongoing evaluation of the project.

Sincerely,

A handwritten signature in black ink, appearing to read 'GARY POLODNA', with a long horizontal flourish extending to the right.

Gary Polodna